

CITY OF MEDINA
Planning Commission Meeting

May 23, 2006
7:00 p.m.

Medina City Hall
501 Evergreen Point Road

CALL TO ORDER

Mark Nelson called the Planning Commission meeting of May 23, 2006 to order at 7:06 pm.

ROLL CALL

Present: Holly Greenspoon, John Maffei, Judie O'Brien, Mark Nelson, Jim Frank, and Gerry Zyfers (arrived at 7:21)

Absent: Bret Jordan

Staff Present: Joseph Gellings, Director of Development Services; Tim Tobin, Engineering Consultant; and Craig Fischer, Information Systems Coordinator

ANNOUNCEMENTS

Gellings introduced and welcomed newly appointed Commissioner Jim Frank.

MINUTES

MOTION MAFFEI AND SECOND O'BRIEN TO ACCEPT APRIL 4, 2006 MEETING MINUTES, MOTION PASSED 5-0 AT 7:10 PM.
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AUDIENCE PARTICIPATION

Nelson opened the floor to audience participation for non-agenda items, however no public comment was presented.

PUBLIC HEARINGS

**Construction Mitigation Plan (CMP), Level Two, C-1297
830 – 84th Avenue Northeast, Medina (7:13 pm)**

Tobin said no written public comment was received for neighboring CMP located at 830 - 84th Avenue Northeast. Tobin then provided the staff recommendation for the CMP which included three conditions.

Tobin answered inquiries from commissioners regarding utility installations requiring temporary lane blockages.

Nelson opened the public hearing at 7:35 pm.

Rick Chesmore, Chesmore/Buck Architecture, 123 Lake St S – Ste.106, Kirkland, 98033 (7:36 pm)

Mr. Chesmore highlighted certain aspects of the submitted CMP for his client and addressed an agreement between his client and the neighbors at 816 – 84th Ave NE concerning retention and protection of vegetation and trees.

Stuart and Tyna Mandel – 816 – 84th Avenue Northeast, Medina 98039 (7:42 pm)

Mr. Mandel reiterated their concerns over existing trees and vegetation buffering the two properties. He read excerpts from a letter he received from Rick Chesmore, and asked that the letter become part of the record for this proceeding.

Nelson closed the public hearing at 8:11 pm.

The commission entered into discussion and added the following conditions to the three already contained in the staff report:

- Condition number four: *No excavated hole(s) in lane shall be left unattended.*
- Condition number five: Conditions of construction described in the Rick Chesmore letter, dated May 23, 2006, shall be made part of the CMP requirements.
- Condition number six: Existing Birch trees shall be preserved as mitigation buffer during construction and care shall be taken when planting new trees to minimize impact on neighbor's south property line.

<p>MOTION ZYFERS AND SECOND O'BRIEN TO APPROVE CONSTRUCTION MITIGATION PLAN AS PROVIDED BY STAFF WITH 3 ADDITIONAL CONDITIONS OUTLINED BY COMMISSION, MOTION PASSED 6-0, 8:13 PM.</p>

Construction Mitigation Plan (CMP), Level Two, C-1321, 544 Upland Road, Medina (8:18 pm)

Tobin read the staff report and four conditions outlined in the recommendation. Tobin noted the construction schedule was very ambitious, and that onsite parking was constrained due to topography.

Commissioners posed various questions to Tobin regarding the staff report.

Nelson opened the public hearing at 8:34 pm.

Michael Hoffman – H&dIT Collaborative – 3400 Phinney Ave N, Seattle, 98103 (8:35 pm)

Mr. Hoffman addressed various questions from the Commission and highlighted a number of provisions in their CMP plan.

Nelson closed the public hearing at 9:01 pm and discussion followed.

The commission recommended an additional condition to those already recommended by staff:

- Condition number 5: prior to parking construction vehicles over storm water detention tanks, demonstrate feasibility of construction parking over storm detention tanks.

<p>MOTION ZYFERS AND SECOND FRANK TO APPROVE CONSTRUCTION MITIGATION PLAN WITH ADDITIONAL CONDITIONS OUTLINED BY COMMISSION: MOTION PASSED 6-0, AT 9:14 PM.</p>

INTERMISSION

Commissioners took a short two-minute break at 9:15 pm.

Construction Mitigation Plan (CMP), Level 2, C-1399, 3256 Evergreen Point Road, Medina, 98039 (9:20 pm)

Tobin provided staff recommendation to approve CMP as submitted with no conditions.

Nelson opened the public hearing at 9:24 pm.

Bret Bordner, EPR Ventures, LLC, 18 Diamond S Ranch, Bellevue, 98004

Mr. Bordner provided a brief recap of their submitted CMP plan.

Nelson closed the public hearing at 9:28 pm.

MOTION MAFFEI AND SECOND ZYFERS TO APPROVE CONSTRUCTION MITIGATION PLAN AS SUBMITTED: MOTION PASSED 6-0, AT 9:29 PM
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DISCUSSION

Planning Commission Work Plan Update (9:31 pm) – Gellings briefed the Commissioners on an updated work plan recently approved by the City Council.

Construction Mitigation Plan Ordinance Amendments (9:40 pm) – Maffei briefed the Commissioners on previous CMP ordinance discussions as some had been absent during those talks.

Gellings explained proposed amendments to the CMP ordinance which centered around both prescriptive, and menu-based plan triggers.

The Commissioners took part in a lengthy discussion identifying areas they felt were too onerous on applicants and homeowners.

Maffei posed the question of whether the Commission should meet at a special meeting to address this issue in full so that they could move it along for City Council consideration.

The Commissioners decided on the date of June 5, 2006 for their special meeting. They asked that staff provide certain information to facilitate the discussion:

1. How the proposed new triggers would affect the CMP workflow in terms of an increase or decrease.
2. Number of CMP related fines that have been issued in the last 12 calendar months.

ADJOURNMENT

MOTION MAFFEI AND SECOND FRANK TO ADJOURN THE MAY 23, 2006 PLANNING COMMISSION MEETING, MOTION PASSED 6-0, AT 10:59 PM.
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The May 23, 2006, Planning Commission meeting adjourned at 10:59 pm.

A special Planning Commission meeting will be held Monday, June 5, 2006, at 7:00 pm. to discuss proposed CMP ordinance changes.

The next regularly scheduled Planning Commission meeting will be held Tuesday, June 27, 2006, at 7:00 pm.

Minutes taken by:

Craig Fischer
Information Systems Coordinator